



Staff Report – Homestead at Scotts Farm

Applicant:	<p>Pulte Homes of Ohio, LLC c/o Matthew Callahan 475 Metro Place South, Suite 200 Dublin, OH 43017 matthew.callahan@pulte.com</p> <p>Kimley-Horn and Associates, Inc. c/o Kevin Kershner 7965 North High Street Columbus, OH 43235 kevin.kershner@kimley-horn.com</p>
Request:	Approval of the Homestead at Scotts Farm – Amended Preliminary Plat.
Location:	Located east of US Hwy 33 between Brock Road and Glacier Pointe subdivision in Jerome Township, Union County.

Staff Analysis:	<p>This Amended Preliminary Plat involves 139.38 acres of land and 248 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 21.58 acres of right-of-way ○ 56.74 acres of single-family residential lots ○ 61.06 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville water system ○ City of Marysville sanitary waste disposal <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The Preliminary Plat was originally approved in February 2022. ○ According to the applicant’s engineer, the amendment includes a change to a portion of the future Ridge Road alignment and associated right-of-way; it has been updated to match the approved Final Engineering plans and the Final Development Plan. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Union County Engineer’s Office submitted comments in a letter dated 03-06-23. The Engineer’s
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Office recommended approval subject to the modifications and recommendations in its letter. **Some** of those comments, to be addressed in the Construction Drawings or resolved as indicated, are listed below and summarized for reference. (Please refer to letter for all comments.)

1. A traffic impact study has been submitted and reviewed for this development. Offsite roadway improvements and contributions toward offsite roadway improvements will be required.
2. All requested variances to the Subdivision Regulations have been submitted and approved by the Commissioners.
3. All stormwater infrastructure shown outside the right-of-way will be placed on the County Ditch Maintenance program. This will include any stream corridors, which will be required to be cleared of any obstructions, dead/diseased trees prior to the County taking over maintenance.
4. Provide detailed construction drawings to private utility providers.

• **Union County Soil & Water Conservation District**

- In an email dated 02-27-23, the District advised it had no comments.

• **Union County Health Department**

- In an email dated 02-24-23, the Health District advised it had no further comments. Standard comments from the Health Department are below:
 1. “All efforts should be made to provide a point of connection (via easements and/or services lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS).”
 2. “Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”
 3. “If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted



for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS.”

• **City of Marysville**

- The City submitted comments in an email dated 03-01-23. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. Please provide 10’ Utility Easement, flanking the right-of-way, along all waterlines.
 2. Please include the Utility Easement language provided by the City on the Final Plat.

• **Jerome Township**

- The Township submitted comments in a letter dated 02-27-23. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. The proposed Preliminary Plat complies with the approved Detailed Development Plan, but a modification of the Detailed Development Plan for Phase 1B may be required if the open space has been revised in any way. The applicant should contact the Zoning Department to discuss.
 2. The exhibit labeled “Typical Corner Lot Detail” on Sheet 1 should match the detail indicated on the approved Preliminary Development Plan.

• **ODOT District 6**

- No comments received as of 03-01-23.

• **Union Rural Electric**

- In an email dated 02-28-23, URE reiterated the comments in its 01-03-22 letter. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. General: Will electric be front or rear lot? Defined utility easements for URE are not depicted.
 2. General: URE easement requirements are 20’ for underground primary/secondary facilities. Actual location on lots can be located within a 10’ easement if adjacent property has additional easements or right-of-way for ingress/egress



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	<p>totaling 20'. When on property line, require 10' on each of adjacent properties.</p> <p>3. Please ensure Landscape Plans do not interfere with URE utility easements/access to URE facilities.</p> <ul style="list-style-type: none">• LUC Regional Planning Commission<ol style="list-style-type: none">1. Sheets 5-9: Boundaries of the subdivision do not appear to have changed as a result of this Amended Preliminary Plat. However, boundary dimensions are missing in several locations. Please make sure to include these on final plats (§313, 6.).2. Sheets 5-9: Dimensions of open space/right-of-way are missing locations where open space adjoins right-of-way. Please include on final plats (§313, 12.; §313, 16.).3. Some of the open spaces are showing a lot number on top of some of the open space labels. Lot numbers were not used on the Phase 1A. Please remove. (See Open Space D and Open Space I.)4. Sheet 1: There is a note, that open space areas are subject to change prior to final platting. Adding/Removing lots or changing the right-of-way may require an Amended Preliminary Plat.5. All prior comments/modifications from reviewing agencies and approvals with conditions remain effective (§318).6. Label easements and widths. Easements for water and sewer must be a minimum for 20' and 10' for other utilities. Approval of drainage, sewer, and water easements required at the time of Construction Drawing approval (§313, 12.; §314, 8.; §414).7. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).8. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§326).
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Staff Recommendations:	Staff recommends APPROVAL WITH CONDITIONS of Homestead at Scotts Farm – Amended Preliminary Plat. The
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Logan-Union-Champaign regional planning commission

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	conditions being that all comments/modifications from LUC and reviewing agencies, including prior LUC approvals with conditions, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
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Z&S Committee Recommendations:	
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